LEWIS COUNTY ECONOMIC DEVELOPMENT
PUBLIC FACILITIES PROJECT
PROPOSAL

Date: 8/22/16	**Lewis County #**
Applicant: City of Toledo	**Address: PO Box 236**
Contact Name: Michelle Whitten	**City, State, Zip: Toledo, WA 98591**
County: Lewis	**Phone: 360-864-4564**
Signature & Position of person authorizing submittal: Steve Dobash - MAYOR	**Fax/Email: 360-864-4566 cityoftoledo@toledotel.com**
Project Title: Toledo Water Tower Project	
Project Type: (specify your current need)	
☐ Engineering. X Infrastructure development. ☐ Building construction.	
Total project cost $: 780,000.00	Is your request a funding gap? Yes X No ☐
Amount raised to date $: 750,000	What are you requesting now?: $30,000
Is this a phased in Project? Yes ☐ No X	If yes, how many phases and how many years? phases years
Is this a Loan ☐ or a Grant X request?	

1. Briefly describe your project. When did you start work on it? Who is involved? What is the scope of the project? (Use provided space only.) Rehabilitate existing 250,000 gallon water reservoir to include repair and recoat interior and exterior of steel tank. Construct a new 169,000 gallon concrete tank. Doing needed improvements to the water system for reliability and added storage capacity. The project started with engineering by Gray & Osborne, Inc in 2014. Design, engineering, permits, NEPA, and Section 106 of the National Historic Preservation has been completed. Contractor, Larry Brown Construction was obtained in July 2016 with work beginning this month (August).

2. How does the project satisfy, in whole or in part, your economic diversification strategy?
The project will allow for businesses which are higher water users to locate in Toledo and get the supply of water needed.

3. Is this project a documented county wide priority? N/A

   ☐ Yes it ranks (1st, 2nd, etc.) in our county wide prioritization process.

4. Summarize efforts taken to date regarding the project in terms of specific steps/studies and dates of action, where appropriate. (Use provided space only.)

   A. Is this project part of a plan (capital facilities, growth management, business, etc.)?
   This is part of the Toledo Water Capital Facilities Plan adopted in Jan 2010.

B. What engineering reports and feasibility studies have been prepared, and when?
Engineering reports on the deterioration of the tank was done in 2011.
Engineering estimates for work was done in 2014.

5. Summarize efforts you've taken to date regarding the project in terms of: (Give specific titles and dates of adoption where appropriate. (Use provided space only.)

A. Have you secured funds for this project from local, state or federal programs or foundations? Specify sources, including local match and dollar amounts. If there are conditions attached to any of these secured funding sources, please specify.
$725,000 in Federal Funds through CDBG secured in 2015
$ 25,000 in Local Funds
Additional in-kind services for management of the project from the City will also be done.

B. Are there other efforts you have made that are unique to this project?

Secured 96% of the funding for this project. Hired specialized divers for inspection of the tank. Obtained engineer and contractor to begin the project.

What are the anticipated outcomes of this project in terms of the criteria identified below? **Quantify information where possible.** (If a section does not apply, mark it "NA".)

How many full-time, permanent jobs will this project create or retain? Retain? 12 Create in 1-3 years? 10 Create in 3-5 years? 20
What is the size of the population that will benefit by these infrastructure improvements? 740+
How will this project improve local infrastructure capacity? Currently 250,000 gallon tank and will add an additional 169,000 gallon water tank.
How many businesses do you plan on serving with this project? Currently 38 businesses with additional capacity for 10+ businesses.
How many months will the work on this project take to complete? Completion by Jan 2017 (less than 6 months)

6. Are there other factors significant to this project that we should be aware of, such as emergency declaration, bird in hand industry, volunteer efforts, etc.? (Use provided space only.)
The project will provide safe drinking water, additional fire- flow capacity, allow for large water user. Engineers have done inspections of current tank with a scoring range of 1 to 10 and the interior of the tank having at least five spots with -0- and many spots with a 2 or 3 ranking, which is very low. Washington Department of Health has also written a letter supporting the project due to potential structure failure and contamination.

7. What **quantifiable outcomes** are you going to track to measure the success of this project? (Use provided space only.)
Increased Capacity and use – ability to track through meter reads at the pump and billings
Large water user type business ability to move into area. Work with LC EDC.
While the largest **Quantifiable Outcome** will be the ability to provide **SAFE DRINKING WATER**, especially during maintenance on one of the tanks, the City will still be able to provide water.

Attachments:

Budget

Letter from Department of Health

Pages from Water System Plan – adopted in 2010

- Capital Facility Projects
  - ST-2: 310 Zone Reservoir No 2
  - ST-4: Interior Reservoir Coating
  - ST-5: Exterior Reservoir Coating

Engineer Bid Comparisons

Water Tower Budget	
General Admin	$2,500.00
Project Admin	$5,000.00
Environmental	$6,000.00
Engineering Fees	$145,700.00
Water improvement	$592,473.00
Contingency/Add paintir	$28,327.00
Total	**$780,000.00**

STATE OF WASHINGTON
DEPARTMENT OF HEALTH
SOUTHWEST DRINKING WATER REGIONAL OPERATIONS
PO Box 47823, Olympia, Washington 98504-7823
TDD Relay 1-800-833-6388

June 17, 2014

Craig McCown
Public Works Director
City of Toledo
Post Office Box 236
Toledo, Washington 98591

Subject: City of Toledo Water System, ID #886603, Lewis County; Letter of Support for City of Toledo CDBG Grant Application

Dear Craig McCown:

I am sending this letter in support of the City of Toledo (City) Community Development Block Grant (CDBG) application for a new reservoir. The City is currently served by two wells and one existing reservoir. The existing reservoir is in need of repair based on a recent reservoir inspection. The scope of repairs will require the existing reservoir to be out of service for an extended period of time. Adding another reservoir to the system will allow the City to maintain continued service to all customers while the existing reservoir is taken out of service for repairs. A redundant reservoir also provides more water to the City in the event of a power outage or other emergency.

I believe this system would be an excellent choice for receiving CDBG funding. If you have any questions or concerns please contact me at (360) 236-3036.

Sincerely,

Janet Cherry

Janet Cherry, P. E.
Office of Drinking Water, Regional Engineer

cc: Eric Noah, Gray & Osborne, Olympia
Sue Kennedy, Lewis County Public Health

SO-1: Well No. 1 Manual Transfer Switch (6-Year CIP)
Estimated Project Cost: $11,000.
Well No. 1 provides over 85 percent of the City's water supply and is the only well equipped with a chlorination system. The City plans to install a manual transfer switch so that the site can be powered by a generator during a primary power source failure. The City currently owns an 11 kW portable generator, which is located at the maintenance shop.

SO-2: Well No. 3 (6-Year CIP)
Estimated Drilling and Development Project Cost: $63,000. (SO-2a)
Estimated Equipping Project Cost: $132,000. (SO-2b)
The City plans to construct an additional well adjacent to Well No. 1 to provide redundancy. Well No. 3 will be developed and equipped to the 250 gpm capacity and will utilize the same chlorination facilities as Well No. 1. The project cost estimate assumes an 8-inch well casing, 50 foot depth, and a fiberglass enclosure to house the wellhead.

STORAGE PROJECTS

The Plan presents five storage improvement projects, one of which are included in the six-year planning period. The identified projects, with the exception of ST-2, will evaluate, improve, and prolong the facility life of the existing reservoir.

ST-1: Reservoir Inspection (6-Year CIP)
Estimated Project Cost: $5,000.
After the Nisqually earthquake in 2001, the reservoir was visually inspected by City staff and no damage was noticed. Since the reservoir serves as the City's sole storage facility, its continued function after an earthquake is essential. The City plans to conduct a complete inspection of the reservoir by a structural engineer to assess any damage and to evaluate the potential need for seismic modifications. Additional capital improvement projects may be identified after the inspection.

ST-2: 310 Zone Reservoir No. 2 (20-Year CIP)
Estimated Project Cost: $520,000.
The City plans to construct a 250,000 gallon reservoir to provide additional storage and eliminate the need to nest the fire suppression storage with standby storage. The proposed reservoir will be constructed adjacent to and have approximately the same dimensions as the existing reservoir. This project will provide additional storage capacity, provide redundancy, and allow the City to remove the existing reservoir from service for repairs. No land acquisitions costs have been included in the cost estimate.

If future development occurs on the plateau west of the City, the second reservoir could be sited and constructed on a portion of that development.

ST-3: Reservoir Site Piping Project (20-Year CIP)
Estimated Project Cost: $29,000.
The City plans to replace the reservoir site piping to promote mixing of supplies from Well No. 1 and Well No. 2 and encourage water turn-over. The existing site piping is AC pipe constructed in 1975 and a mutual pipe serves as the inlet and outlet to the reservoir. All site piping will be replaced with PVC or DI pipe and a dedicated inlet pipe will be constructed to induce a "first in, first out" flow pattern in the tank.

ST-4: Interior Reservoir Coating (20-Year CIP)
Estimated Project Cost: $47,000.
The interior of the existing reservoir was cleaned and inspected by Liquivision Technology, Inc. in 2000 at which time the ceiling time was noted to be "flaking off, serious coating failure." Spot repairs were made during the inspection, but these are considered short term solutions. The coal tar wall coating was noted to be in "great condition." After a second reservoir is constructed (project ST-2), the City plans on replacing the coal tar coating with an epoxy coating system.

ST-5: Exterior Reservoir Coating (20-Year CIP)
Estimated Project Cost: $47,000.
The reservoir exterior coating was applied in 1975 and is expected to reach its useful life within the twenty year planning period. The City plans to recoat the reservoir with an epoxy coating system.

BOOSTER STATION PROJECTS

The City does not currently operate any booster stations; however, Chapter 3 identified six customers, including the high school that are served by individual booster pumps. The City plans to defer taking corrective action on this situation until the high school indicates a need to replace their private booster station. As the high school booster station is over 30 years old, it is anticipated that this facility will require replacement in the 20-year planning period.

BS-1: 400 Zone Booster Station (20-Year CIP)
Estimated Booster Station Project Cost: $277,000 (BS-1a)
Estimated Distribution Piping Project Cost: $180,000 (BS-1b)
The City plans to construct a booster station that will replace the individual booster stations and provide fire flows to the area. The booster station will be located adjacent to the existing (and proposed) reservoir site and include domestic and fire flow pumps. The fire flow rate to be provided by the booster station will be determined during the design phase. A dedicated standby power generator and automatic transfer switch will be located onsite for emergency use. Approximately 1,000 lf of 12-inch distribution piping will be installed between the booster station and the high school.

The 400 Zone Booster Station will likely accommodate future customers beyond the six individuals discussed in the Plan. Distribution piping to these areas has not been

Gray & Osborne, Inc.
CONSULTING ENGINEERS

June 2, 2016

Ms. Michelle Whitten
City Administrator
City of Toledo
P.O. Box 236
Toledo, Washington 98591

SUBJECT: REVIEW OF BIDS, WATER STORAGE IMPROVEMENTS PROJECT
CITY OF TOLEDO, LEWIS COUNTY, WASHINGTON
G&O #15230.00

Dear Ms. Whitten:

On May 25, 2016, the City of Toledo received five bids for the Water Storage Improvements Project. The bids ranged from $592,473.11 to $731,725.92. The Engineer's Estimate was $589,138. Each proposal was checked for correctness of extensions of the prices per unit and the total price. Two corrections were made; however, these corrections did not change the position of the low bidder. We have provided a bid summary with this letter. The bidders and their respective bid amounts, including sales tax where applicable, are as follows:

	Engineer's Estimate	**$589,138.00**
1.	Larry Brown Construction, Inc. (Everson, WA)	$592,473.11
2.	Five Rivers Construction, Inc. (Longview, WA)	$642,366.19
3.	Rognlin's, Inc. (Aberdeen, WA)	$662,970.00
4.	Tapani, Inc. (Battle Ground, WA)	$695,741.20
5.	Paso Robles Tank-Brown Minneapolis Tank, Inc. (Paso Robles, CA)	$731,725.92

The low responsive bidder, Larry Brown Construction, Inc. of Everson, WA, is currently a Washington State registered and licensed contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require. To our knowledge, the low bidder has not claimed bid error and no formal bidding protests have been recorded. In accordance with RCW 39.04, we have verified the low bidder; Larry Brown Construction, Inc. of Everson, WA has met the responsibility criteria.

Based on our evaluation, we recommend that the project be awarded to the lowest responsive, responsible bidder, Larry Brown Construction, Inc., located at 2131 Central Road, Everson, WA 98247.

Please contact us if you have any questions and/or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

Jon Hinton, P.E.

JH/sp
Encl.